

057.B

0001

0024.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

302,400 / 302,400

USE VALUE:

302,400 / 302,400

ASSESSED:

302,400 / 302,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		RYDER ST, ARLINGTON

## OWNERSHIP

Unit #: 24

Owner 1: CHHIM BETHANY K

Owner 2:

Owner 3:

Street 1: 9 RYDER ST UNIT 24

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: HSU CHIAO MOA -

Owner 2: SHAI WHE LIEN -

Street 1: 45 PARK ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1969, having primarily Brick Exterior and 719 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

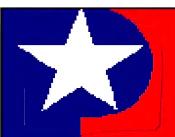
Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6012																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	302,400			302,400		136506
							GIS Ref
							GIS Ref
							Insp Date
							09/21/18



PRIOR ID # 1: 136506  
 PRIOR ID # 2:  
 PRIOR ID # 3:  
 PRIOR ID # 1:  
 PRIOR ID # 2:  
 PRIOR ID # 3:  
 PRIOR ID # 1:  
 PRIOR ID # 2:  
 PRIOR ID # 3:

PRINT Date Time  
 12/30/21 01:22:45

LAST REV Date Time  
 05/05/20 15:46:58  
 jorourke

4930  
 ASR Map:  
 Fact Dist:  
 Reval Dist:  
 Year:  
 LandReason:  
 BldReason:  
 CivilDistrict:  
 Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	302,400	0	.	.	302,400		Year end	12/23/2021
2021	102	FV	298,200	0	.	.	298,200		Year End Roll	12/10/2020
2020	102	FV	289,800	0	.	.	289,800	289,800	Year End Roll	12/18/2019
2019	102	FV	239,300	0	.	.	239,300	239,300	Year End Roll	1/3/2019
2018	102	FV	197,900	0	.	.	197,900	197,900	Year End Roll	12/20/2017
2017	102	FV	184,100	0	.	.	184,100	184,100	Year End Roll	1/3/2017
2016	102	FV	184,100	0	.	.	184,100	184,100	Year End	1/4/2016
2015	102	FV	181,700	0	.	.	181,700	181,700	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HSU CHIAO MOA,	74168-317	1	2/21/2020		345,000	No	No		
HSU CHIAO MOA,	62929-574		11/15/2013	Convenience		1	No	No	
MC CARTHY GERAR	22151-488		6/24/1992		70,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/5/2020		SQ Returned								JO	Jenny O	
4/17/2020		SQ Mailed								MM	Mary M	
9/21/2018		Measured								DGM	D Mann	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

**EXTERIOR INFORMATION**

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	2 - Steel	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	N - NONE	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1969
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	0	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	0	Rating: Average
WSFlue:		Rating:

**CONDOS INFORMATION**

Location:	F - Front
Total Units:	
Floor:	1 - 1st Floor
% Own:	4.409999847

**DEPRECIATION**

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%

**CALC SUMMARY**

Basic \$ / SQ:	325.00
Size Adj.:	1.33449233
Const Adj.:	1.04957998
Adj \$ / SQ:	455.213
Other Features:	32752
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432060
Depreciation:	129618
Depreciated Total:	302442

**COMMENTS**

BK:16126 PG:581, Building Number 1.

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

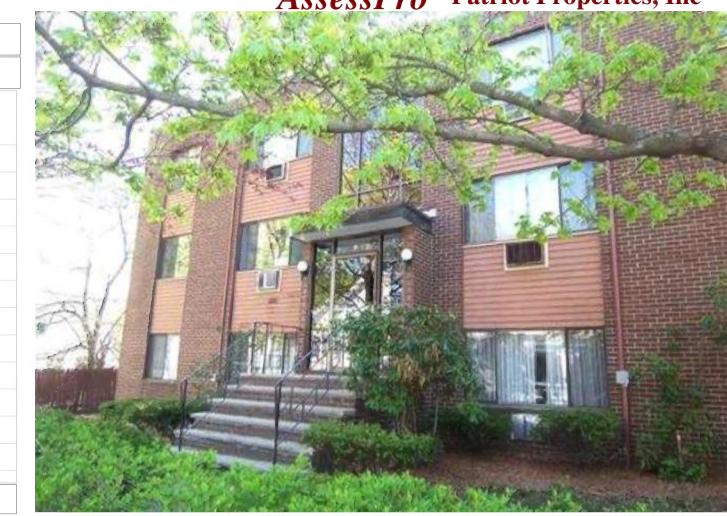
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	4	2	0

WtAv\$/SQ:		AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	546.26	
Special Features:	0		Val/Su Net:	420.58	
Final Total:	302400		Val/Su SzAd	420.58	

**SUB AREA****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	719	455.210	327,298					
Size Ad	719	Gross Area	719	FinArea	719				

**IMAGE****AssessPro Patriot Properties, Inc**